

Housing and Employment in King County

Less than 1 % of all apartments in King County are affordable to persons earning below 30% of area median area income.

- ♦ A worker earning the minimum wage (\$7.63) in King County must work 84 hours per week in order to afford a modest two-bedroom unit at the average of \$840 (2006).
- ♦ The Housing Wage in King County is \$16.15. This is the amount a full-time (40 hours per week) worker must earn per hour in order to afford an average two-bedroom/2-bathroom apartment rent of \$840.
- ♦ An estimated 42% of all renters in King County cannot afford the average rent for a two-bedroom apartment. 36,000 very low income households are paying more than half their income for rent.
- ♦ Only 14% of all apartments and homes in King County are affordable to households earning below 50% of area median income.
- ♦ An SSI recipient receiving \$579 a month can afford monthly rent of no more than \$174, while the average rent for a one-bedroom unit is \$698 in King County (fall 2005)
- ♦ On an average night, over 8,000 people—men, women and children—are homeless in King County.
- ♦ In Seattle it costs \$26/day to house a person in supportive housing, contrasted with \$88/day in jail, \$555 in a mental facility, and \$2,184 in a hospital.
- ♦ A family with the median income cannot afford to buy the median priced home (\$427,950 in May 2006). They can afford only \$249,000.
- ♦ Only 10 out of 40 jurisdictions in King County have sufficient affordable housing (rental and ownership) for persons earning below 50% of area median income. If adequate subsidy resources were available, HDC members have the capacity to provide affordable housing in every jurisdiction.
- ♦ Housing Development Consortium members have added nearly 17,000 units of affordable housing in the King County region These units have a local annual economic impact of \$77 million.

2005 King County Household Income

INCOME as a % of Annual Median Income (AMI)				Maximum Affordable Monthly Housing Cost by % of AMI			
30% of AMI	50%	80%	100%	30%	50%	80%	100%
\$21,885	\$36,475	\$58,360	\$72,950	\$547	\$912	\$1,459	\$1,824

A unit is considered affordable if it costs no more than 30% of the renter's income. Sources for this page: 2004 King County Affordable Housing Benchmark Report; Weingart Center Homeless Count in Major US Cities 2005; The Lewin Group Report 2004; Dupré + Scott Apartment Advisors, Inc.; NLIHC Out of Reach 2005 www.nlihc.org.

Nonprofits doing work in this area:

AIDS Housing Association Of Tacoma
 AIDS Housing of Washington
 Capitol Hill Housing Improvement Program (CHHIP)
 Center for Career Alternatives
 Cocoon House
 Common Ground
 Delridge Neighborhoods Development Association (DNDA)
 Downtown Action to Save Housing (DASH)
 Downtown Emergency Service Center
 FareStart
 Fremont Public Association
 Giving Tree
 Habitat for Humanity of Seattle/South King County
 Habitat for Humanity- Spokane
 HomeSight
 Homestead Community Land Trust
 Housing Hope
 Housing Resources Board
 Housing Resources Group (HRG)
 Interaction Transition
 Jubilee Women's Center
 Kitsap Community Resources
 Lazarus Day Center
 Lighthouse for the Blind
 Low Income Housing Institute (LIHI)
 Lutheran Alliance to Create Housing (LATCH)
 Millionair Club, Inc.

Mt. Baker Housing Association (MBHA)
 Multifaith Works
 Multi-Service Center
 Noel House
 Northwest Youth Services
 Operation Homefront
 Washington Parkview Services
 Plymouth Housing Group
 Refugee Assistance Program
 Rose of Lima House
 Sacred Heart Shelter
 Saint Stephen Housing Association Seattle
 Chinatown/International District Preservation and Development Authority
 Seattle Goodwill Industries
 Seattle Jobs Initiative
 St. Andrew's Housing Group
 St. Martin de Porres
 Washington Women's Employment and Education
 Women's Housing, Equality and Enhancement League (WHEEL)
 AtWork!
 Believe In Tomorrow National Children's Foundation
 Boomtown Café
 Center for Career Alternatives

Childhelp USA®
 Christian Military Fellowship
 Family Resource Center
 First Place School
 Frye Human Services
 Give Kids The World
 Hole In The Wall Gang Fund
 Interim Community Development Association
 International Relief Teams
 Maple Valley Food Bank & Emergency Services
 Matt Talbot Center
 Mercer Island Youth & Family Service Foundation
 Multi-Service Center
 Neurological Vocational Services
 Northwest Children's Fund
 Puget Sound Labor Agency
 Real Change Homeless Empowerment Project
 Ronald McDonald House Charities®
 Seattle Indian Center
 Southeast Effective Development (SEED)
 TeenHope
 Vashon Youth & Family Services
 WA State Coalition Against Domestic Violence
 YMCA of Snohomish County
 Youth & Outreach Services
 YWCA of Kitsap County
 YWCA of Seattle/King County/Snohomish